

AP MORGAN



Shirehampton Close, Redditch,
Offers in the region of £450,000

Features:

- Quiet Sought After Location
- Great Condition Family Home
- Four Bedroom Detached Home
- Master with En-Suite
- Tandem Garage & Off-Street Parking
- Beautifully Enclosed Private Rear Garden
- Within Easy Reach of Schools
- Close to Local Amenities & Road Networks

Description:

Situated in the popular and well-regarded location of Webheath is this well-presented four-bedroom detached family home, offering generous and versatile accommodation throughout. The property is ideally suited to modern family living, benefitting from spacious living areas and a thoughtfully arranged layout.

Approach

The property is approached via a private driveway providing ample off-road parking and leading to a large tandem garage, offering excellent storage or further parking options.

Accommodation

Once inside, the interior briefly comprises a welcoming entrance porch and hallway with ground-floor WC. There is a spacious lounge with bay window to the front, providing a bright and comfortable living space. To the rear, a separate kitchen/dining room enjoys double doors opening onto the garden, creating an ideal setting for entertaining. The fitted kitchen offers ample storage and worktop space and is complemented by a separate utility room with direct access to the garage.

To the first floor, the landing provides access to four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a private en-suite shower room. Three further bedrooms are served by a modern family bathroom.

Outside

Moving outside, the property enjoys a beautifully landscaped and private rear garden, providing an excellent space for outdoor dining, entertaining, and family enjoyment.



Location

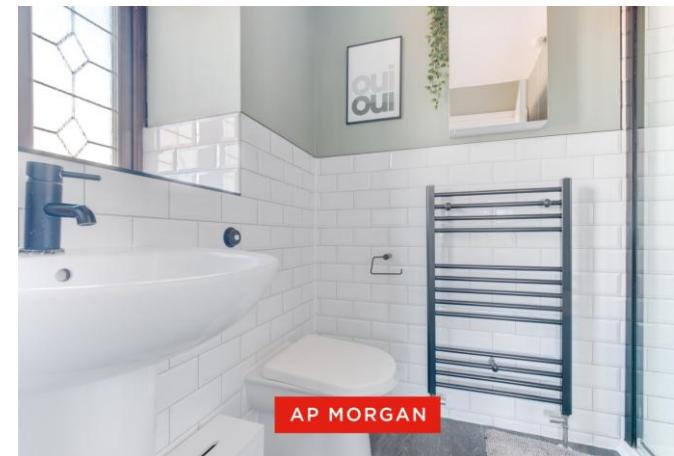
The home is conveniently positioned within walking distance of excellent schools and a wide range of local amenities. Public transport links are easily accessible, and the property offers excellent connectivity to major motorway networks, making it ideal for commuters.

Details:

Porch

Hall

Downstairs WC 4'9" x 3'4" (1.45m x 1.02m)



Lounge 18'4" x 12'8" (5.6m x 3.86m) Both Max



Kitchen/Dining Room 19'7" x 10'1" (5.97m x 3.07m)

Utility Room 6'7" x 5'7" (2m x 1.7m)

Landing

Master Bedroom 12'6" x 9'5" (3.8m x 2.87m)



En-suite 7'9" x 7'3" (2.36m x 2.2m) Both Max



Bedroom 2 10'5" x 9'4" (3.18m x 2.84m)

Bedroom 3 10'4" x 8'7" (3.15m x 2.62m)

Bedroom 4 10'4" x 6'11" (3.15m x 2.1m)

Bathroom 7'3" x 6'9" (2.2m x 2.06m)



Garage 29'1" x 2.48 (8.86m x 2.48)

Car Port 13'9" x 8'2" (4.2m x 2.5m)

EPC Rating: D

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



How can we help you?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and need a mortgage;

Initial package details, they typically achieve more tangible outcomes much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageltd.co.uk

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably) 30 days (STC) before视图, otherwise you may lose out to other buyers when reviewing, the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

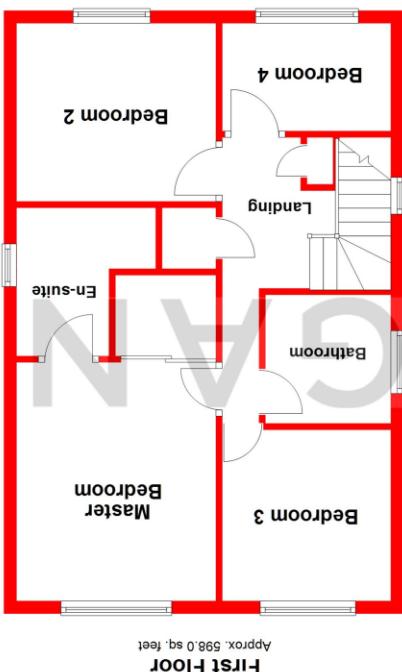
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estates Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Whilst every attempt has been made to ensure approximate and no responsibility is taken for prospective purchase. The services, systems

Total area: approx. 1596.1 sq. feet



Ground Floor

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